



RIBBLE VALLEY
BOROUGH COUNCIL

28 SEP 2011
FOR THE ATTENTION OF

For office use only

Application No.

Date received

Fee paid £

Receipt No:

320110792P

Council Offices, Church Walk, Clitheroe, Lancashire. BB7 2RA Tel: 01200 425111 www.ribblevalley.gov.uk

Application for Planning Permission. Town and Country Planning Act 1990

Publication of planning applications on council websites

Please note that with the exception of applicant contact details and Certificates of Ownership, the information provided on this application form and in supporting documents may be published on the council's website.

If you have provided any other information as part of your application which falls within the definition of personal data under the Data Protection Act which you do not wish to be published on the council's website, please contact the council's planning department.

Please complete using block capitals and black ink.

It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application.

1. Applicant Name and Address

Title:	MR	First name:	CHRISTOPHER		
Last name:	BOSONNET				
Company (optional):	BOLTON HALL ESTATE				
Unit:	8A	House number:		House suffix:	
House name:					
Address 1:	MAIN STREET				
Address 2:	BOLTON BY BOWLAND				
Address 3:					
Town:	CLITHEROE				
County:	LANCASHIRE				
Country:					
Postcode:	BB7 4NW				

2. Agent Name and Address

Title:	MR	First name:	MICHAEL		
Last name:	JACKSON				
Company (optional):	MICHAEL JACKSON ASSOCIATES LTD CHARTERED ARCHITECTS				
Unit:		House number:	223	House suffix:	
House name:					
Address 1:	PRESTON ROAD				
Address 2:	GRIMSARGH				
Address 3:					
Town:	PRESTON				
County:					
Country:					
Postcode:	PR2 5JR				

3. Description of the Proposal

Please describe the proposed development, including any change of use:

CONVERSION OF VACANT BARN TO SINGLE RESIDENTIAL DWELLING FORMATION OF VEHICULAR PERMEABLE HARDSTANDING AND OF FORMAL GARDEN AREA ERECTION OF DRY STONE WALL TO CURTILAGE TO MATCH EXISTING

Has the building, work or change of use already started?

☐ Yes

☒ No

If Yes, please state the date when building, work or use were started (DD/MM/YYYY):

(date must be pre-application submission)

Has the building, work or change of use been completed?

☐ Yes

☒ No

If Yes, please state the date when the building, work or change of use was completed: (DD/MM/YYYY):

(date must be pre-application submission)

4. Site Address Details

Please provide the full postal address of the application site.

Unit: House number: House suffix: House name: OLD JOINERYAddress 1: KING HENRY MEWSAddress 2: BOLTON BY BOWLANDAddress 3: Town: CLITHEROECounty: Postcode (optional): BB7 4NRDescription of location or a grid reference.
(must be completed if postcode is not known):Easting: Northing:

Description:

5. Pre-application AdviceHas assistance or prior advice been sought from the local authority about this application? ☒ Yes ☐ No

If Yes, please complete the following information about the advice you were given. (This will help the authority to deal with this application more efficiently).

Please tick if the full contact details are not known, and then complete as much as possible: ☐

Officer name:

GRAEME THORPE

Reference:

RV/2011/ENQ/00235

Date (DD/MM/YYYY):
(must be pre-application submission)

2.06.11

Details of pre-application advice received?

6. Pedestrian and Vehicle Access, Roads and Rights of WayIs a new or altered vehicle access proposed to or from the public highway? ☐ Yes ☒ NoIs a new or altered pedestrian access proposed to or from the public highway? ☐ Yes ☒ NoAre there any new public roads to be provided within the site? ☐ Yes ☒ NoAre there any new public rights of way to be provided within or adjacent to the site? ☐ Yes ☒ NoDo the proposals require any diversions /extinguishments and/or creation of rights of way? ☐ Yes ☒ No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan(s)/drawings(s)

8. Neighbour and Community ConsultationHave you consulted your neighbours or the local community about the proposal? ☒ Yes ☐ No

If Yes, please provide details:

7. Waste Storage and CollectionDo the plans incorporate areas to store and aid the collection of waste? ☒ Yes ☐ No

If Yes, please provide details:

SEE DRAWING NUMBERED 1779/2

Have arrangements been made for the separate storage and collection of recyclable waste? ☒ Yes ☐ No

If Yes, please provide details:

SEE DRAWING NUMBERED 1779/2

9. Council Employee / MemberIs the applicant or agent related to any member of staff or elected member of the council? ☐ Yes ☒ No

If Yes, please provide details:

10. Materials

If applicable, please state what materials are to be used externally. Include type, colour and name for each material:

	Existing (where applicable)	Proposed	Not applicable	Don't Know	Drawing references if applicable
Walls	RANDOM COURSED STONE	AS EXISTING	☐	☐	1779/1A
Roof	INDUSTRIAL SHEETS	NATURAL GREY SLATE OR STONE (RECONSTITUTED)	☐	☐	1779/1A
Windows	BOARDED UP OPENINGS	OAK FRAMES	☐	☐	1779/1A
Doors	TIMBER BOARDED	OAK	☐	☐	1779/1A
Boundary treatments (e.g. fences, walls)	DRY STONE AND POST AND RAIL FENCING	DRY STONE WALLS TO MATCH EXISTING	☐	☐	1779/1A
Vehicle access and hard-standing	GRANITE SETTS AND HARDCORE	PERMEABLE BRICK SETTS PERMEABLE TARMACADAM TO MATCH KING HENRY MEWS	☐	☐	1779/1A
Lighting			☒	☐	
Others (please specify)			☒	☐	

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

☐ Yes

☐ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

HERITAGE/DESIGN AND ACCESS STATEMENT

11. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of Vehicle	Total Existing	Total proposed (including spaces retained)	Difference in spaces
Cars	NONE	3	3
Light goods vehicles/ public carrier vehicles			
Motorcycles			
Disability spaces			
Cycle spaces			
Other (e.g. Bus)			
Other (e.g. Bus)			

12. Foul Sewage

Please state how foul sewage is to be disposed of:

- ☐ Mains sewer ☐ Cess pit
☐ Septic tank ☐ Other
☒ Package treatment plant

Are you proposing to connect to the existing drainage system? ☐ Yes ☒ No

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

13. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)

☐ Yes ☒ No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? ☐ Yes ☒ No

Will the proposal increase the flood risk elsewhere? ☐ Yes ☒ No

How will surface water be disposed of?

- ☐ Sustainable drainage system ☒ Existing watercourse
☐ Soakaway ☐ Pond/lake
☐ Main sewer

14. Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species:

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

b) Designated sites, important habitats or other biodiversity features:

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

c) Features of geological conservation importance:

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

15. Existing Use

Please describe the current use of the site:

VACANT BARN/FIELD

Is the site currently vacant? ☒ Yes ☐ No

If Yes, please describe the last use of the site:

When did this use end (if known)?
 DD/MM/YYYY
 (date where known may be approximate)

Does the proposal involve any of the following:

Land which is known to be contaminated? ☐ Yes ☒ No

Land where contamination is suspected for all or part of the site? ☐ Yes ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination? ☐ Yes ☒ No

If you have answered Yes to any of the above, you will need to submit an appropriate contamination assessment.

16. Trees and Hedges

Are there trees or hedges on the proposed development site? ☐ Yes ☒ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? ☐ Yes ☒ No

If Yes to either or both of the above, you will need to provide a full Tree Survey, with accompanying plan before your application can be determined. Your Local Planning Authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'.

17. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? ☐ Yes ☒ No

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste

18. Residential Units (Including Conversion)

Does your proposal include the gain, loss or change of use of residential units?
If Yes, please complete details of the changes in the tables below:

☒ Yes☐ No**Proposed Housing**

Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☒				/		1
Flats and maisonettes	☐						0
Live-work units	☐						0
Cluster flats	☐						0
Sheltered housing	☐						0
Bedsit/studios	☐						0
Unknown type	☐						0
Totals (a+b+c+d+e+f+g) =							1

Social Rented	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						0
Flats and maisonettes	☐						0
Live-work units	☐						0
Cluster flats	☐						0
Sheltered housing	☐						0
Bedsit/studios	☐						0
Unknown type	☐						0
Totals (a+b+c+d+e+f+g) =							0

Intermediate	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						0
Flats and maisonettes	☐						0
Live-work units	☐						0
Cluster flats	☐						0
Sheltered housing	☐						0
Bedsit/studios	☐						0
Unknown type	☐						0
Totals (a+b+c+d+e+f+g) =							0

Key worker	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						0
Flats and maisonettes	☐						0
Live-work units	☐						0
Cluster flats	☐						0
Sheltered housing	☐						0
Bedsit/studios	☐						0
Unknown type	☐						0
Totals (a+b+c+d+e+f+g) =							0

Total proposed residential units (A+B+C+D) = ONE

Existing Housing

Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						0
Flats and maisonettes	☐						0
Live-work units	☐						0
Cluster flats	☐						0
Sheltered housing	☐						0
Bedsit/studios	☐						0
Unknown type	☐						0
Totals (a+b+c+d+e+f+g) =							0

Social Rented	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						0
Flats and maisonettes	☐						0
Live-work units	☐						0
Cluster flats	☐						0
Sheltered housing	☐						0
Bedsit/studios	☐						0
Unknown type	☐						0
Totals (a+b+c+d+e+f+g) =							0

Intermediate	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						0
Flats and maisonettes	☐						0
Live-work units	☐						0
Cluster flats	☐						0
Sheltered housing	☐						0
Bedsit/studios	☐						0
Unknown type	☐						0
Totals (a+b+c+d+e+f+g) =							0

Key worker	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						0
Flats and maisonettes	☐						0
Live-work units	☐						0
Cluster flats	☐						0
Sheltered housing	☐						0
Bedsit/studios	☐						0
Unknown type	☐						0
Totals (a+b+c+d+e+f+g) =							0

Total existing residential units (E+F+G+H) = 0

TOTAL NET GAIN or LOSS of RESIDENTIAL UNITS (Proposed Housing Grand Total - Existing Housing Grand Total): ONE

19. All Types of Development: Non-residential FloorspaceDoes your proposal involve the loss, gain or change of use of non-residential floorspace? ☒ Yes ☐ No

If you have answered Yes to the question above please add details in the following table:

Use class/type of use	Not applicable	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross internal floorspace proposed (including change of use)(square metres)	Net additional gross internal floorspace following development (square metres)
A1	☐				
Shops	☐				
Net tradable area:	☐				
A2	☐				
Financial and professional services	☐				
A3	☐				
Restaurants and cafes	☐				
A4	☐				
Drinking establishments	☐				
A5	☐				
Hot food takeaways	☐				
B1 (a)	☐				
Office (other than A2)	☐				
B1 (b)	☐				
Research and development	☐				
B1 (c)	☐				
Light industrial	☐				
B2	☐				
General industrial	☐				
B8	☐				
Storage or distribution	☐				
C1	☐				
Hotels and halls of residence	☐				
C2	☐				
Residential institutions	☐				
D1	☐				
Non-residential institutions	☐				
D2	☐				
Assembly and leisure	☐				
OTHER	☒				
Please specify	☒				
BARN	☒	119	119	220	220
Total		119	119	220	220

In addition, for hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms

Use class	Type of use	Not applicable	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
C1	Hotels	☒			
C2	Residential Institutions	☒			
Other	Hostels	☒			

20. Employment

Please complete the following information regarding employees:

	Full-time	Part-time	Total full-time equivalent	Not known
Existing employees	0	0	0	
Proposed employees	0	0	0	

21. Hours of Opening

Please state the hours of opening for each non-residential use proposed:

NOT APPLICABLE

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Not known

22. Site Area

Please state the site area in hectares (ha)

1275M²

23. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Is the proposal a waste management development? ☐ Yes ☒ No

If the answer is Yes, please complete the following table:

	Not applicable	The total capacity of the void in cubic metres, including engineering surcharge and making no allowance for cover or restoration material (or tonnes if solid waste or litres if liquid waste)	Maximum annual operational throughput in tonnes (or litres if liquid waste)
Inert landfill	☐		
Non-hazardous landfill	☐		
Hazardous landfill	☐		
Energy from waste incineration	☐		
Other incineration	☐		
Landfill gas generation plant	☐		
Pyrolysis/gasification	☐		
Metal recycling site	☐		
Transfer stations	☐		
Material recovery/recycling facilities (MRFs)	☐		
Household civic amenity sites	☐		
Open windrow composting	☐		
In-vessel composting	☐		
Anaerobic digestion	☐		
Any combined mechanical, biological and/or thermal treatment (MBT)	☐		
Sewage treatment works	☐		
Other treatment	☐		
Recycling facilities construction, demolition and excavation waste	☐		
Storage of waste	☐		
Other waste management	☐		
Other developments	☐		

Please provide the maximum annual operational throughput of the following waste streams:

Municipal	
Construction, demolition and excavation	
Commercial and industrial	
Hazardous	

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

24. Hazardous Substances

Does the proposal involve the use or storage of any of the following materials in the quantities stated below? ☐ Yes ☐ No ☒ Not applicable

If Yes, please provide the amount of each substance that is involved:

Acrylonitrile (tonnes)		Ethylene oxide (tonnes)		Phosgene (tonnes)	
Ammonia (tonnes)		Hydrogen cyanide (tonnes)		Sulphur dioxide (tonnes)	
Bromine (tonnes)		Liquid oxygen (tonnes)		Flour (tonnes)	
Chlorine (tonnes)		Liquid petroleum gas (tonnes)		Refined white sugar (tonnes)	

Other:

Other:

Amount (tonnes):

Amount (tonnes):

24. Ownership Certificates

One Certificate A, B, C, or D, must be completed, together with the Agricultural Holdings Certificate with this application form
CERTIFICATE OF OWNERSHIP - CERTIFICATE A

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

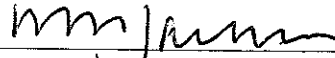
I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land or building to which the application relates

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

MM JACKSON



23.08.11

CERTIFICATE OF OWNERSHIP - CERTIFICATE B**Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12**

I certify/ The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land or building to which this application relates

Name of Owner	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE C**Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12**

I certify/ The applicant certifies that:

- Neither Certificate A or B can be issued for this application
- All reasonable steps have been taken to find out the names and addresses of the other owners (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of the land or building, or of a part of it, but I have/ the applicant has been unable to do so

The steps taken were:

Name of Owner	Address	Date Notice Served

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

24. Ownership Certificates (continued)**CERTIFICATE OF OWNERSHIP - CERTIFICATE D****Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12**

I certify/ The applicant certifies that:

- Certificate A cannot be issued for this application
- All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land to which this application relates, but I have/ the applicant has been unable to do so

The steps taken were:

--

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

--

On the following date (which must not be earlier than 21 days before the date of the application):

--

Signed - Applicant:

--

Or signed - Agent:

--

Date (DD/MM/YYYY):

--

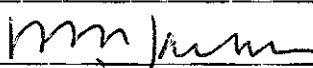
25. Agricultural Land Declaration**AGRICULTURAL LAND DECLARATION****Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12****Agricultural Land Declaration - You Must Complete Either A or B**

(A) None of the land to which the application relates is, or is part of, an agricultural holding

Signed - Applicant:

--

Or signed - Agent:

MM JACKSON 
--

Date (DD/MM/YYYY):

23.08.11

(B) I have/ The applicant has given the requisite notice to every person other than myself/ the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:

Name of Tenant	Address	Date Notice Served

Signed - Applicant:

--

Or signed - Agent:

--

Date (DD/MM/YYYY):

--

26. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

The original and 3 copies of a completed and dated application form:



The correct fee:



The original and 3 copies of the plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North:



The original and 3 copies of a design and access statement, if required (see help text and guidance notes for details):



The original and 3 copies of the completed, dated Ownership Certificate (A, B, C, or D - as applicable):



The original and 3 copies of other plans and drawings or information necessary to describe the subject of the application:



The original and 3 copies of the completed, dated Article 12 Certificate (Agricultural Holdings):



27. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

MM JACKSON

23.08.11

(date cannot be pre-application)

28. Applicant Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

29. Agent Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

30. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes

☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

☐ Agent

☒ Applicant

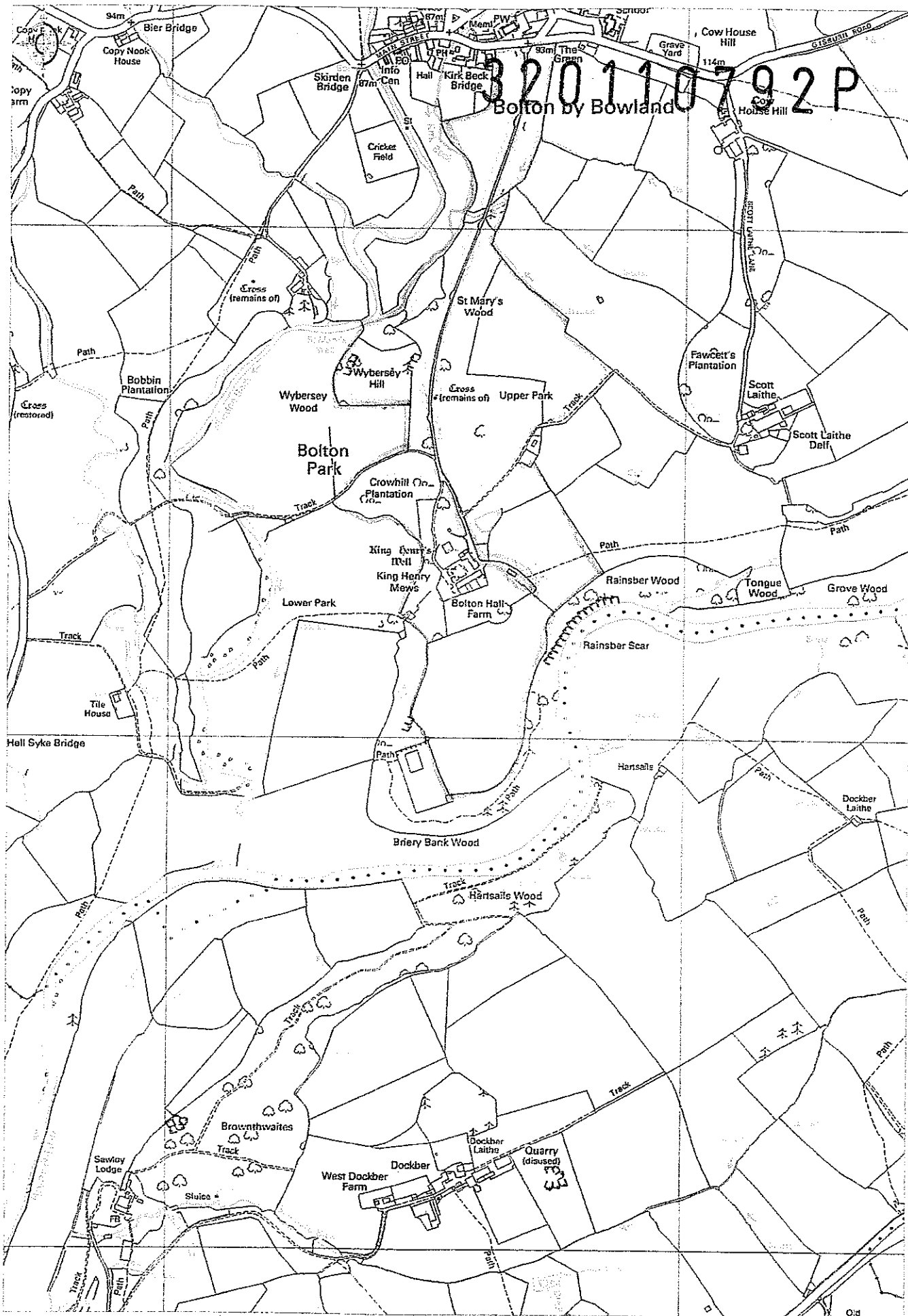
☐ Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

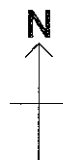
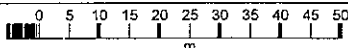
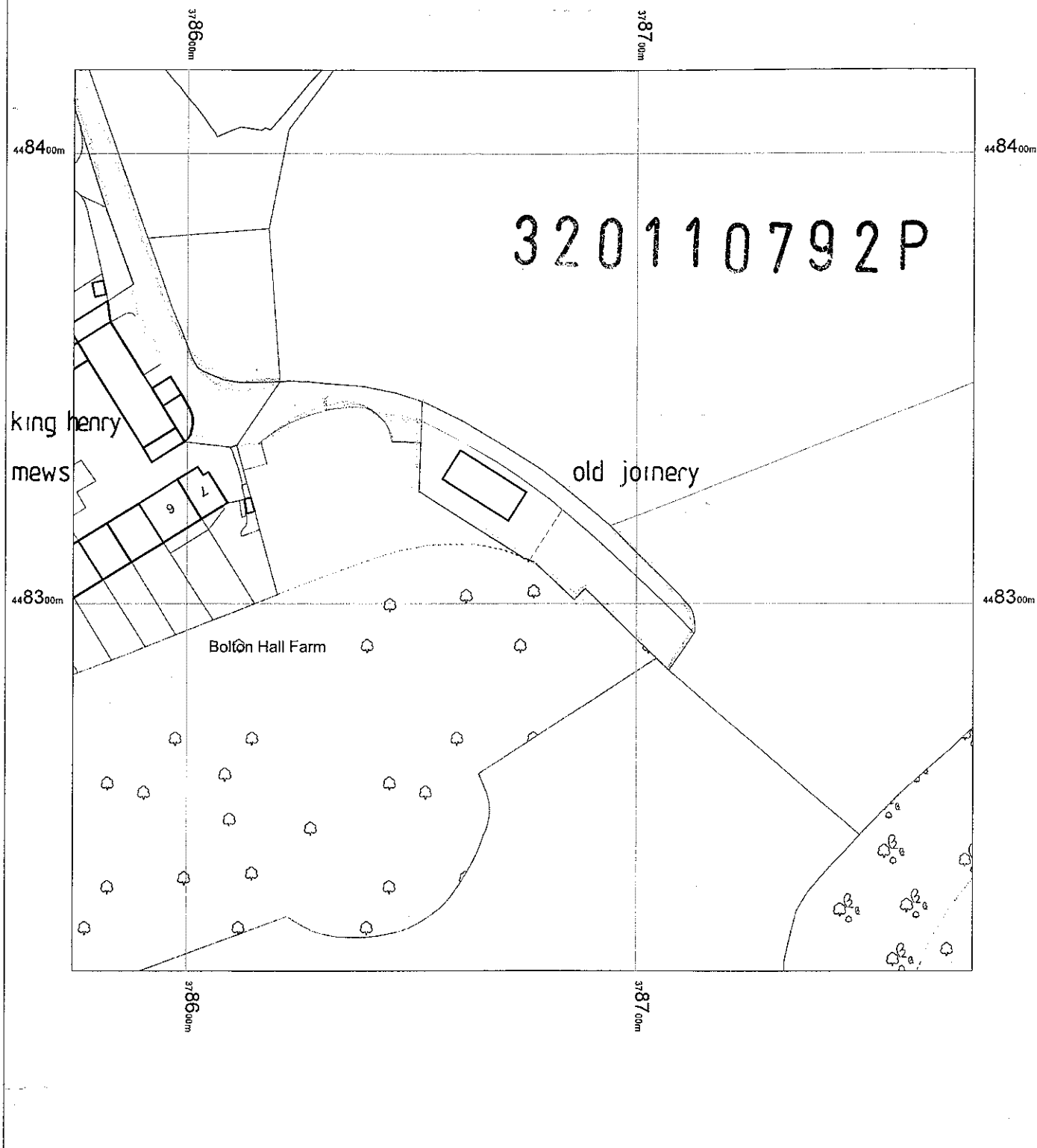
Contact name:

Telephone number:

Email address:



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OS Mastermap
24 August 2011 ID: BW1-00090962
maps.blackwell.co.uk

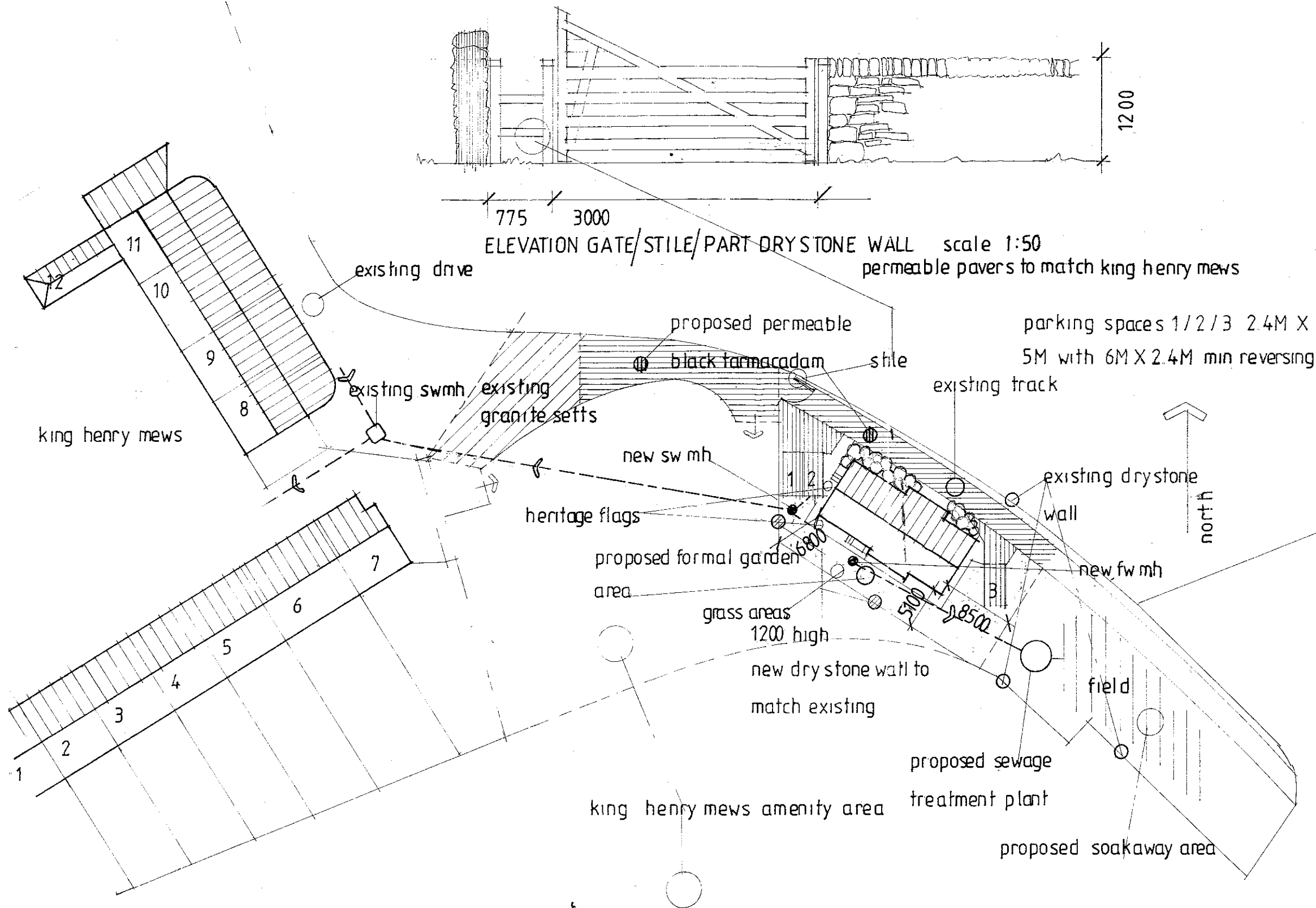
1:1250 scale print at A4 Centre: 378675 E 448319 N

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BLACKWELL'S
www.blackwellmapping.co.uk

TEL: 0151 709 6512
maps.liverpool@blackwell.co.uk



320110792P

Client

bolton hall estate

Job Title

proposed conversion of redundant barn to
four bedroom dwelling formation of access
drive and formal garden area at old joinery
king henry mews bolton by bowland clitheroe

Drawing Title

site plan

as proposed

**Michael
Jackson**

CHARTERED
ARCHITECTS

Holly Cottage
223 Preston Road
Grimsargh
Preston
Lancs
PR2 5JR

Tel: 01772 701777

Scale

1 500 1:50

Date

aug 11

Drawn

mmj

Drg No

1779/2

Rev.

site plan

scale 1:500

HERITAGE/DESIGN AND ACCESS STATEMENT

OLD JOINERY
KING HENRY MEWS
BOLTON BY BOWLAND
CLITHEROE
BB7 4NR

HERITAGE

Original buildings on site were joinery workshops for Bolton Hall and its estate during the time of the Applicant's great grandfather, Charles de Cardonel Wright, in the late 1800's.

During the 1950's, the buildings became redundant at the time when the Hall was demolished.

By the time of the development of the stable yard was carried out by the Applicant in the 1990's, the workshops were derelict.

The Applicant rebuilt on the site in 2001, which building was used for general storage purposes in connection with the estate.

PROCESS/USE/AMOUNT/LAYOUT/APPEARANCE

It is proposed to convert the building into a single residential dwelling.

The following planning policies H15, H16 and H17 have been addressed to justify the proposal, taking into consideration too that the site lies within the boundary of the Forest of Bowland AONB.

H15

The conversion would be part of an already defined and established group, with ' no materially damaging effect on the landscape qualities of the area '. The conversion would be sympathetic to the character of the barn.

H16

The building is relatively new and is therefore structurally sound and capable of conversion (see attached structural survey report). The building is of sufficient size to provide adequate living accommodation without the need of further extension.

H17

The building will remain largely unaltered except for lowering the sills of 3 ground floor openings to create full height openings which are a general feature in barns and with local tradition. It is proposed to replace the existing industrial roofing sheets with either natural grey or stone slates in keeping with local rural buildings.

It is also proposed to introduce 5 ' conservation ' rooflights to achieve natural daylight to 2 proposed bedrooms, and to the first floor landing. It is not unusual to see glass panels in local barn roofs.

It is proposed to retain the existing barn doors.

No additional openings are proposed.

HERITAGE/DESIGN AND ACCESS STATEMENT

OLD JOINERY
KING HENRY MEWS
BOLTON BY BOWLAND
CLITHEROE
BB7 4NR

POLICY ENV1 (SCALE/LANDSCAPING)

The curtilage of the site will be defined by the erection of a drystone wall to match the existing.

A hardstanding area with a permeable surface of tarmacadam or pavers (to match King Henry Mews square) is proposed to the north west of the building with a small formal garden area to the south west of the building. The rest of the site will remain as field.

ACCESS

There is a public footpath along the existing vehicular track to the north east of the building which will be unaffected.

The proposed hardstanding (for turning and parking vehicles) will be accessed by the existing vehicular track. It is proposed to (permeable) tarmacadam the track.

CRIME PREVENTION

Although the site will be enclosed by the stone wall, it will be exposed to walkers.

Doors and windows will have appropriate locks backed up with a security alarm system in accordance with insurer's requirements.

CLIMATE CHANGE/SUSTAINABILITY

Materials for the proposed works will be sourced locally wherever possible to keep transport costs to a minimum.

Renewable energy will be considered, eg solar panels for domestic hot water, photovoltaic panels for electricity, and ground and air sources for heating.

Timbers will be from sustainable sources. Cavity, floor and roof insulation will be made up from recycable materials where possible.

Glazing will be low energy rated.

Any spoil from the site will be distributed within the estate.

WASTE MANAGEMENT/RECYCLING

Waste and recycling bins will be accommodated within the curtilage of the site, but transferred to a pick up area at the bottom of the track for collection by the local authority refuse collection service.

earthworks environmental design

9 Poorsland Barn, Slaidburn, Clitheroe. Lancashire. BB7 3AE

01200 446859 M: 07709 225783 earthworksuk@yahoo.co.uk

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FAO: Mr Michael Jackson

Holly Cottage
223 Preston Road
Grimsargh
Preston
PR2 5JR

19 September 2011

Job reference: B 1034

Dear Mr Jackson

Re: Protected Species Survey: Barn (Old Joinery), King Henry Mews, Bolton-by-Bowland, BB7 4NR

Introduction

You have requested a protected species survey at the above property on behalf of your client Mr Christopher Bosonnet, as a condition of a planning application for a proposed barn conversion. The existing property is shown in figures 1 to 7 of this report.

Prior to determination of the application, the local authority requires an appraisal of the impact of the proposed development on all protected species in accordance with PPS9 and may refuse applications on the grounds of adverse effects on these species or if an assessment of the impact of the development on protected species is inadequate.

Protected species legislation applies independently of any planning permission that is given.

A daylight scoping survey, followed by a dusk emergence survey was undertaken on Friday 9 September 2011 to determine the likely presence of protected species at this property.

Although there is limited evidence of bat activity inside the building (ie bat droppings), the surveys have found no significant evidence of bat roosting, breeding or hibernation activity within the barn. There remains a relatively low risk of disturbing bats at this property and you are advised to follow the mitigation guidance outlined below if any bats are found during the proposed barn conversion.

Survey methodology

This protected species survey provides:

- (1) A daylight-only scoping assessment of the property
- (2) An evening emergence (dusk) survey.

The aim of the bat / owl surveys is to make an assessment of the potential value of the site for European Protected Species (EPS) and to establish whether bats or barn owls have ever been active within any part of the property that will be affected by the building operations.

The survey methodology follows the recommended monitoring guidelines published by the Bat Conservation Trust (BCT – *Bat Surveys, Good Practice Guidelines, 2007*), Natural England (*Survey Objectives, Methods and Standards as outlined in the Bat Mitigation Guidelines, 2004*) and Survey and Monitoring Methods, (*Bat Worker's Manual, JNCC, 2004*).

Non-intrusive survey methods were used to assess the use of the property by bats. The search was made using a high-powered lamp (Clu-lite 1,000,000 candle power), close-focussing binoculars (Leica Trinovid), a digital camera (Kodak MD41) and 900mm endoscope (ProVision 300) to view all likely areas of the building for the presence of bats, ie droppings and urine and grease staining, feeding remains such as discarded moth and butterfly wings and other insects fragments typically found in a feeding and resting area

Evening emergence activity was monitored using ultrasonic bat detectors. Two types of device were used to monitor echolocation calls: (1) Batbox Duet - (heterodyne and frequency division); (2) Anabat SD2 CF frequency division detector; headphones were used throughout the survey period.

Recommended survey methods (Natural England / Barn Owl Trust) were used to assess the use of the building by barn owls and other wild birds; normal search procedures include inspecting the site for evidence such as droppings, pellets, discarded prey items, feathers and nest debris. Barn owl guidelines are those recommended by Natural England, *Barn Owls on Site – A guide for developers and planners, March 2002*.

A desk study including published data search was undertaken to identify protected species within 1 km of the property. Additional local records were obtained from East Lancashire Bat Group (ELBG) and the National Biodiversity Network (NBN).

Personnel

The survey was carried out by David Fisher (Earthworks Environmental Design) - an experienced ecological consultant with more than 25 years experience of bat ecology and field survey work and a Natural England licence holder since 1989; current NE licence No: 20113901, (Conservation, Science and Education).

Constraints

The survey is designed to determine the likely presence of bats within the building and does not necessarily prove absence.

National Biodiversity Network (NBN Gateway) database records, whilst indicative of the bat species that are likely to occur within a 10km square, do not confirm presence or absence of a species or habitat.

Absence of records does not imply that a particular bat species is not present within the recording area.

Previous surveys have not been carried out at this property and there are no available published records of protected species at this site.

Data search

A local data search was carried to identify records of bat activity within 1km of the site.

The following bat species are known to be present within the boundary of the Bowland and Pendle Hill AONB*

- | | |
|-------------------------|--------------------------------------|
| • Natterer's bat | (<i>Myotis nattereri</i>) |
| • Whiskered bat | (<i>M. mystacinus</i>)* |
| • Brandt's bat | (<i>M. brandtii</i>)* |
| • Daubenton's bat | (<i>M. daubentonii</i>)* |
| • Common long-eared bat | (<i>Plecotus auritus</i>) |
| • Common pipistrelle | (<i>Pipistrellus pipistrellus</i>) |
| • Soprano pipistrelle | (<i>P. pygmaeus</i>) |
| • Noctule bat | (<i>Nyctalus noctula</i>) |

*(source - NBN 10km squares SD74 and SD84; ELBG, NLBG and EED)

There are no published records of bats or barn owls at this particular site (SD 786484), the nearest records of roosting bats within 1000m of the barn are: (1) Soprano pipistrelles maternity roosts at: SD786 494 (St Peter's Church) and 785494 (Private dwelling), (2) Long-eared bat roosts at: SD786494 (St Peter's Church) and SD787497 (Arthur's Cave, Ribble Gorge), (3) Daubenton's bat (Arthur's Cave).

Non-intrusive survey methods were used to assess the use of the property by bats. The search was made using a high-powered lamp (Clu-lite 1,000,000 candle power), close-focussing binoculars (Leica Trinovid), a digital camera (Kodak MD41) and 900mm endoscope (ProVision 300) to view all likely areas of the building for the presence of bats, ie. droppings and urine and grease staining, feeding remains such as discarded moth and butterfly wings and other insects fragments typically found in a feeding and resting area.

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- Natterer's bat (*Myotis nattereri*)
- Whiskered bat (*M. mystacinus*)*
- Brandt's bat (*M. brandtii*)*
- Daubenton's bat (*M. daubentonii*)*
- Common long-eared bat (*Plecotus auritus*)
- Common pipistrelle (*Pipistrellus pipistrellus*)
- Soprano pipistrelle (*P. pygmaeus*)
- Noctule bat (*Nyctalus noctula*)

*(source - NBN 10km squares SD74 and SD84; ELBG, NLBG and EED)

There are no published records of bats or barn owls at this particular site (SD 786484), the nearest records of roosting bats within 1000m of the barn are: (1) Soprano pipistrelles maternity roosts at: SD786 494 (St Peter's Church) and 785494 (Private dwelling), (2) Long-eared bat roosts at: SD786494 (St Peter's Church) and SD787497 (Arthur's Cave, Ribble Gorge), (3) Daubenton's bat (Arthur's Cave).

The nearest extensive woodland is close to the River Ribble within 150m of the building at Rainsber Wood; the Ribble river gorge provides significant riparian habitat along this section of the river; the Bolton Hall Estate provides a rich matrix of permanent pasture, mature hedgerow and broadleaved woodland and there are there is also significant riparian habitat along Skirden Beck / Holden Beck to the west and River Ribble to the east.

The nearest buildings are at King Henry Mews within 150m of 'The Old Joinery'.

Proposed development

"Proposed conversion of redundant barn to four bedroom dwelling, formation of access drive and formal garden area". (reference: Drawing of existing / proposed plans – Drawing No 1779/1 Revision A July 2011 – Michael Jackson, Holly Cottage, 223 Preston Road, Grimsargh, Preston, PR2 5JR).

Survey results (daylight scoping survey)

The survey was carried out between 18.30 and 19.30 on Friday 9 September 2011. The weather at the time of the inspection was warm and dry (max temperature: 17.5°C; cloud cover: 20%; wind: calm) providing optimal conditions for daylight inspection of the property.

A small number of fresh bat droppings (approximately 10 no.) were located scattered throughout the barn; without the benefit of DNA analysis, the droppings indicate two likely species: (1) a pipistrelle sp. and (2) natterer's or long-eared bat.

Significantly, there are no obvious accumulations of bat droppings within the barn, nor evidence of feeding perches or discarded insect prey.

There was no evidence of barn owls within the building although there is evidence of nesting barn swallows; birds are able to access the building via the four narrow window openings (as shown in figure 7).

Evening emergence and flight activity survey

The dusk survey was also carried out on 9 September, beginning approximately 10 minutes before sunset (sunset 19.42 Blackburn); it was a particularly warm, clear and dry evening with 60% high cloud and calm air providing optimal survey conditions. The survey continued for more than 100 minutes after sunset.

First bat activity was recorded at 20.03 - a single soprano pipistrelle bat was observed commuting east close to the barn (SW elevation); this was followed by a steady passage of solitary soprano pipistrelle bats moving east along the lane, close to the tree canopy. A total of 15 bats were recorded flying along an easterly route past the barn towards the River Ribble between 20.03 and 20.12 indicating movement from a maternity roost, probably at King Henry Mews nearby (figure 1: broken red line = commuting bats / red line = foraging activity).

No bats were seen emerging from the building and no bats were recorded flying inside the barn.

Foraging soprano pipistrelles and common pipistrelles were recorded throughout the evening with a maximum count of two bats in flight at any one time; a lekking male common pipistrelle was heard calling frequently close to the west gable end of the barn between 20.50 and the end of the survey at 21.30.

A probable myotis species was heard briefly at 20.26 and a common long-eared bat was also recorded outside the barn close to the west elevation at 20.37.

The following species were recorded during the survey:

- (i) Common pipistrelle (*Pipistrellus pipistrellus*)
- (ii) Soprano pipistrelle (*P. pygmaeus*)
- (ii) Common long-eared bat (*Plecotus auritus*)
- (iii) Myotis sp.

Four bat species were identified in flight close to the property; the location of the property is close to optimal / high quality feeding and foraging habitat for bats. Published records indicate up to eight species are present within the 10km square. The site is close to several rivers and there is extensive woodland and riparian habitat within 200m of the building.

Significantly, there is no evidence of regular or significant bat roosting or feeding activity within the building. Additionally, the evening emergence survey has shown that no bats were seen emerging from the building or flying inside the barn.

No bats were seen entering the barn and no bats were observed swarming close to any part of the structure.

Commuting soprano pipistrelles were seen commuting from west to east past the building; foraging and feeding pipistrelles (both phonic types) did not enter the building.

Brief foraging / flight activity by a solitary long-eared bat and a myotis species was recorded outside the building; no bats were seen entering or emerging from the barn.

Externally there is no evidence of roosting activity on walls or external features and surfaces where bats are likely to be present.

There are no published records of roosting bats at this property.

The presence of a maternity roost, mating roost or hibernaculum at this site is very unlikely.

There is no evidence of barn owls at the property although nesting and roosting barn swallows are present inside the building (normally between mid-April and August / September).

Summary and recommendations

BATS

There is no evidence of regular or significant roosting activity by bats within the barn; the overall potential of the building to support a maternity roost or hibernation roost or significant transitory / mating roost is relatively low. The scale of impact of the development at site level on local bat populations is likely to be relatively low.

The proposed building alterations are **unlikely to cause significant disturbance to bats** or result in the loss of a bat roost or cause injury or death of a European Protected Species – (Bats) or result in any significant impact on a local bat population.

Building operations should proceed with reasonable caution and vigilance for the unexpected presence of solitary roosting or resting bats. In the event of bats being exposed or vulnerable to harm during the proposed works you should follow the mitigation guidance notes outlined below. If in doubt, seek further advice.

BIRDS

There is no evidence of barn owls within the building.

Barn swallows are likely to be present between mid-April and September; all wild birds, their eggs and nests are protected by law. Birds may be excluded from a building; work to stop birds entering the barn must be carried out during the winter months when the birds are absent (the optimal period is October to February).

Mitigation refers to the practices adopted to reduce or remove the risk of disturbance, injury or death of a protected species or damage to a roost. The Bat Mitigation Guidelines define mitigation as "...measures to protect the bat population from damaging activities and reduce or remove the impact of development".

MITIGATION GUIDANCE:

ACTION:	METHOD:
1. Timing constraints	Bats: None Birds: close openings during the winter period only.
2. Risk of disturbance	Although it is unlikely that roosting bats will be disturbed during the proposed development, there remains a low risk of exposing solitary bats during building and re-roofing operations.
3. Removal of roofing materials	There remains a low risk of accidentally exposing roosting bats at this property; you should be aware that isolated bats are 'very occasionally' found roosting beneath roofing materials such as stone slates, roof verges and coping stones, ridge tiles and lead flashings, most frequently between the spring (March / April and May) and late summer or autumn period (Late August / September to November).
3 Accidental exposure of bats	Stop work immediately if bats are exposed and are likely to be disturbed; eg. if you find live or dead bats or expose obvious accumulations of bat droppings under roofing materials. In the unlikely event of bats being exposed or vulnerable to harm at this property, all work in that area must stop immediately. Cover the exposed bats to reduce further risk of harm and seek further advice by calling the Bat Conservation Trust (BCT) helpline on 0845 1300 228.
4. Avoid handling bats	Contractors should avoid handling bats but where there is no alternative, use gloves or a small container to move them to a dark and quiet area, preferably without causing them to fly in daylight.
5. Legal protection	All contractors and project managers should be made aware of the legal protection afforded all species of bat in the UK and procedures should be in place to mitigate for the potential impact on bats before any building or demolition work is undertaken. The onus lies with the applicant to satisfy herself that no offence will be committed if the development goes ahead, regardless of whether planning permission has been granted.
6. Further advice	If you require further advice on bats during the proposed building operations or if you find an injured or resting bat, call BCT immediately; they will normally contact a qualified bat worker in the local area who will visit the site and provide further advice free of charge.
7. Further survey effort	Not required.
8. Nesting barn swallows	The swallow is an AMBER LISTED SPECIES (ie a species of medium conservation concern). In cases where a development requires exclusion of birds during the building operations, the closure of any access points should ideally be carried out between October and February. If you wish to deny access to nesting birds next year you are advised to close off the four window openings (as shown in figure 7) well before the birds return in early April or May.

References

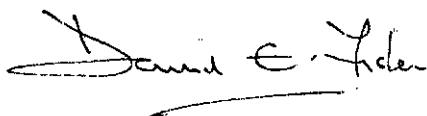
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The following websites, organisations and datasets were consulted during the preparation of this report:

1. National Biodiversity Network (NBN) database, (terrestrial mammals - chiroptera)
 2. Bat Conservation Trust (BCT)
 3. North Lancashire Bat Group
 4. East Lancashire Bat Group
 5. East Lancashire Ornithologists Club (ELOC bird reports 2000- 2009)
 6. Lancashire and Cheshire Fauna Society (Lancashire Bird Atlas)
 7. Lancashire Biodiversity Partnership
 8. Biological Heritage Sites Partnership (LCC, NE and LWT)
 9. EED dataset (Lancashire bat records 2000 - 2011)
 10. Magicmap interactive map
 11. Natureonthemap (Natural England)
 12. Multimap
 13. Google Maps
 14. MARIO - Maps and related information online (Lancashire County Council)
 15. Natural England Specially protected Birds - Standing Advice (Breeding birds)
 16. Barn Owl Trust – Making provision for Barn Owls – A guide for planners, applicants and developers
-

Please note: I do not provide a copy of this report to the local planning authority, therefore it is your responsibility to forward the report to Ribble Valley Borough Council.

Yours sincerely



David Fisher

All bat species in the UK receive full protection under the Wildlife and Countryside Act 1981 (amended by the Environment Protection Act 1990). The Countryside and Rights of Way Act 2000 amends the Wildlife and Countryside Act to also make it an offence to intentionally or recklessly damage, destroy or obstruct a place that bats use for shelter or protection. All species of bats are listed on Schedule 5 of the 1981 Act, which makes it an offence to:

- *intentionally kill, injure or take any wild bat.*
- *intentionally or recklessly damage, destroy or obstruct access to any place that a wild bat uses for shelter or protection. This is taken to mean all bat roosts whether bats are present or not.*
- *intentionally or recklessly disturb any wild bat while it is occupying a structure or place which it uses for shelter or protection.*

Protected species (Bats) and the planning process¹

For development proposals requiring planning permission, the presence of bats, and therefore the need for a bat survey, is an important 'material planning consideration'. Adequate surveys are therefore required to establish the presence or absence of bats, to enable a prediction of the likely impact of the proposed development on them and their breeding sites or resting places and, if necessary, to design mitigation and compensation. Similarly, adequate survey information must accompany an application for a Habitats Regulations licence (also known as a Mitigation Licence) required to ensure that a proposed development is able to proceed lawfully.

The term 'development' [used in these guidelines] includes all activities requiring consent under relevant planning legislation and / or demolition operations requiring building control approval under the Building Act 1984.

Natural England (Formerly English Nature) states that development in relation to bats "*covers a wide range of operations that have the potential to impact negatively on bats and bat populations. Typical examples would be the construction, modification, restoration or conversion of buildings and structures, as well as infrastructure, landfill or mineral extraction projects and demolition operations*".

(Mitchell-Jones, 2004)

¹ 2.2.3 - Planning for development, p10, Bat Surveys, Good Practice Guidelines, BCT (2007)

Contacts:

Bat Conservation Trust: 5th Floor, Quadrant House, 250 Kennington Lane, London, SE11 5RD.
Bat helpline number: 0845 1300 228

Natural England, 1 East Parade, Sheffield, S1 2ET, Enquiry Service: 0845 600 3078
enquiries@naturalengland.org.uk

Natural England, Cheshire to Lancashire Team, Electra Way, Crewe, Cheshire, CW1 6GJ Tel: 01270 754227

B1787/MJL/cd

Structural Condition Report

Old Joinery Barn

King Henry Mews

Bolton-by-Bowland

Clitheroe

Abbott & Lomax Ltd
Unit 136
Glenfield Park Business Park
Philips Road
Blackburn
BB1 5PF

September 2011

Contents

- 1.0 Introduction
- 2.0 General Description
- 3.0 Front Elevation
- 4.0 Gable Elevation
- 5.0 Rear Elevation
- 6.0 Internal Inspection
- 7.0 Conclusions & Recommendations

Appendix I – Alignment and Crack Record Sheets

1.0 Introduction

The survey comprised a visual examination only of the internal and external elevations of the barn. No opening up, general uncovering or excavation has been carried out. No consultation has taken place with the Mining Authority or with any of the Statutory Undertakers.

2.0 General Description

The barn is a detached single storey structure located on a farm track to the left hand side of King Henry Mews. The original structure was taken down and re-built on new foundations in the recent past.

The external walls are constructed in a random stone outer skin with a 100mm block backing leaf to form approximately 330mm thick solid walls. Internally a further two skins of 100mm block walling has been constructed up to ground level.



The roof construction consists of a corrugated metal deck on timber trussed rafters located at approximately 1.5 metre centres.

The ground floor construction comprises stone hardcore over the original earth.

The building is approximately 17.5 metres long by 7.2 metres wide by 4.0 metres high to eaves level.

3.0 Front Elevation

The wall was checked for alignment using a weighted plumb line at 8No locations on this elevation, the positions and results of which are indicated in Sketch sheet No: B1787/SK1 enclosed in Appendix I.

No evidence of any significant cracking was apparent at the time of this survey.



4.0 Gable Elevations

The gable walls were checked for alignment at 4No locations on each elevation using a combination of a weighted plumb line and a 1.2 metre long hand held spirit level at accessible locations, the positions and results of which are indicated in Sketch sheets No: B1787/SK2 and SK3 enclosed in Appendix I.

The external walls of the projecting walls forming the existing barn entrance doors were also checked and recorded on the same sketch sheets.

No evidence of any significant cracking was apparent at the time of this survey.

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5.0 Rear Elevation

The rear wall was checked for alignment using a combination of a weighted plumb line and a 1.2 metre long hand held spirit level at 8No locations on this elevation, the position and results of which are indicated in Sketch sheet No: B1787/SK4 enclosed in Appendix I.

No evidence of any significant cracking was apparent at this time of the survey.



6.0 Internal Inspection

The internal elevations were checked for alignment with a 1.2 metre long hand held spirit level and were generally found to be acceptable plumb.

The timber roof trusses and metal roof deck exhibited no significant evidence of any visual defects.



7.0 Conclusions & Recommendations

From the evidence recorded during the course of our inspection, both the internal and external walls would appear to be acceptably plumb with only minor variations in alignment recorded. Given the split faced nature of the external stone walling we would anticipate variations in the order of +/- 10mm in the alignment of the external faces of the stone walling.

We have also examined the proposed alterations to this structure and confirm that we do not consider the proposed details will affect the overall structural stability of the existing barn, particularly as it is not intended to form any new openings in the existing external wall and the new internal cavity wall will stiffen up the existing outer leaf.

We note the presence of an external timber lintel above the high level window on both gable elevations. Given the relatively short design life of this material in a "wet"

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wall, we would recommend substituting stone lintels to match the remaining window details at these two positions.

The timber trussed rafter roof construction will prove inadequate for the new slated roof construction and should be replaced.

We have not commented on any non-structural elements such as windows, doors, services etc. and we would recommend that the services of a building surveyor are engaged to report on these elements.

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Appendix I

• Consulting Engineers

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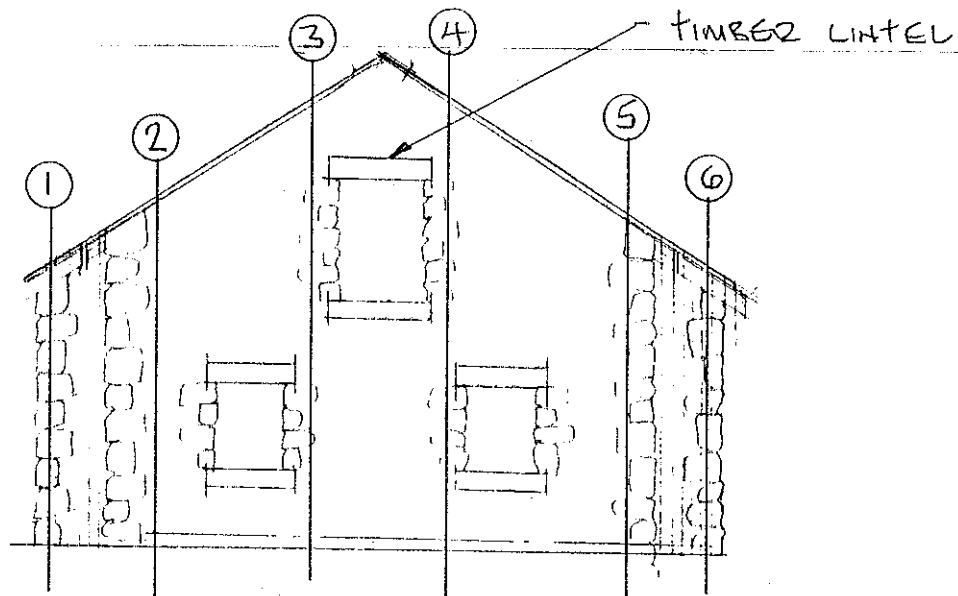
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